047.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,111,100 /	1,111,100
					USE VALUE:	1,111,100 /	1,111,100
					ASSESSED:	1,111,100 /	1,111,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	ORCHARD TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOTCH JAMIE & ALLYSON
Owner 2:	
Owner 3:	
Street 1:	22 ORCHARD TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COMNINOS OLGA -
Owner 2:	-
Street 1:	22 ORCHARD TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .214 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2912 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9338.000	551,000		560,100	1,111,100
Total Card	0.214	551,000		560,100	1,111,100
Total Parcel	0.214	551,000		560,100	1,111,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.56 | /Parcel: 381.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33305

GIS Ref

GIS Ref

Insp Date 11/16/18

!3985!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 047.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	551,000	0	9,338.	560,100	1,111,100		Year end	12/23/2021
2021	104	FV	525,100	0	9,338.	560,100	1,085,200		Year End Roll	12/10/2020
2020	104	FV	525,100	0	9,338.	560,100	1,085,200	1,085,200	Year End Roll	12/18/2019
2019	104	FV	402,900	0	9,338.	595,100	998,000	998,000	Year End Roll	1/3/2019
2018	104	FV	402,900	0	9,338.	434,100	837,000	837,000	Year End Roll	12/20/2017
2017	104	FV	377,000	0	9,338.	378,100	755,100	755,100	Year End Roll	1/3/2017
2016	104	FV	377,000	0	9,338.	322,100	699,100	699,100	Year End	1/4/2016
2015	104	FV	334,300	0	9,338.	315,100	649,400	649,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:52:59

LAST REV

Date	Time
10/09/19	08:39:33
jorourke	

PAT ACCT. 3985

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMNINOS OLGA,	72927-327	1	7/15/2019		1,175,000	No	No		
COMNINOS OLGA	42168-101		3/3/2004	Family	10	No	No		
COMNINOS HARRIE	26145-268		3/19/1996		10	No	No		A

USER DEFINED

Prior Id # 1:	33305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2010	748	Demo gar	7,000					
6/4/2004	572	Redo Kit	15,318	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2019	SQ Returned	JO	Jenny O
11/16/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
4/29/2000	Inspected	243	PATRIOT
3/9/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9338		Sq. Ft.	Site		0	80.	0.75	1									560,116						560,100	

Total AC/HA:	0.21437	Total SF/SM:	9338	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	560,116	Spl Credit		Total:	560,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01057696
Const Adj.:	1.00589943
Adj $ / SQ:	182.977
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	748636
Depreciation:	197640
Depreciated Total:	550996

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

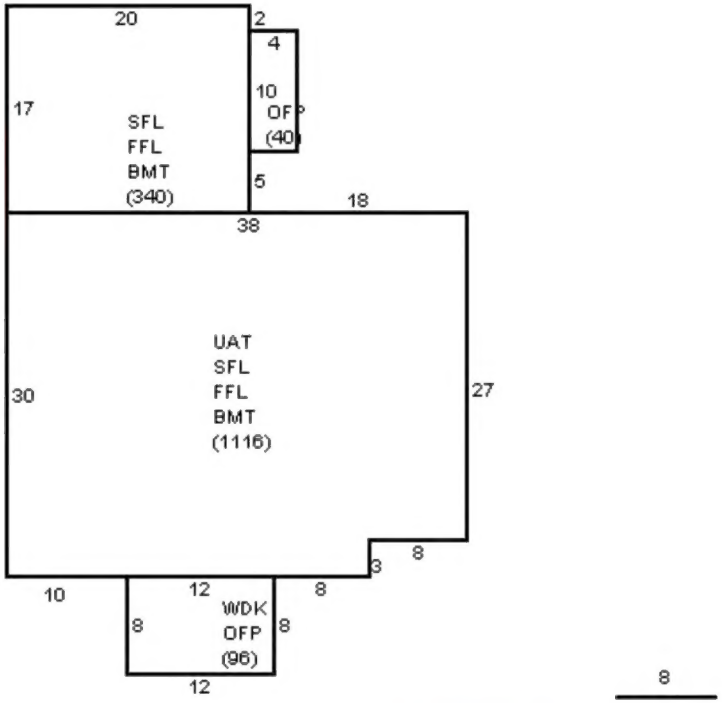
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.98
Special Features:	0	Val/Su Net:	112.93
Final Total:	551000	Val/Su SzAd	189.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,456	54.890	79,924
FFL	First Floor	1,456	182.980	266,414
SFL	Second Floor	1,456	182.980	266,414
UAT	Upper Attic	279	73.190	20,420
OFP	Open Porch	136	28.800	3,917
WDK	Deck	96	16.090	1,545

Net Sketched Area:	4,879			Total:	638,634
Size Ad	2912	Gross Area	5716	FinArea	2912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4x6	A	AV	2010	0.00	T	7.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	